149.0	0007	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	705,500 / 705,500
					USE VALUE:	705,500 / 705,500
					ASSESSED:	705,500 / 705,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
105		QUINCY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DA SILVA HELDER M
Owner 2:	
Owner 3:	
Street 1:	105 QUINCY STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	DA SILVA ROSA J & HELDER M -
Owner 2:	-
Street 1:	105 QUINCY STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,329 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1929, having primarily Aluminum Exterior and 1558 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4329.000	320,600		384,900	705,500
Total Card	0.099	320,600		384,900	705,500
Total Parcel	0.099	320,600		384,900	705,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 452.82 | /Parcel: 452.8

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 98511

GIS Ref

GIS Ref

Insp Date 06/27/18

!11685!

PREVIOUS ASSESSMENT

Parcel ID: 149.0-0007-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	320,600	0	4,329.	384,900	705,500	705,500	Year End Roll	12/18/2019
2019	101	FV	243,000	0	4,329.	384,900	627,900	627,900	Year End Roll	1/3/2019
2018	101	FV	250,700	0	4,329.	340,900	591,600	591,600	Year End Roll	12/20/2017
2017	101	FV	250,700	0	4,329.	285,900	536,600	536,600	Year End Roll	1/3/2017
2016	101	FV	250,700	0	4,329.	285,900	536,600	536,600	Year End	1/4/2016
2015	101	FV	237,300	0	4,329.	247,400	484,700	484,700	Year End Roll	12/11/2014
2014	101	FV	237,300	0	4,329.	239,200	476,500	476,500	Year End Roll	12/16/2013
2013	101	FV	237,300	0	4,329.	227,600	464,900	464,900		12/13/2012

PRINT

Date	Time
12/11/20	01:49:39

LAST REV

Date	Time
08/07/18	08:39:07

apro

PAT ACCT. 11685

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DA SILVA ROSA J	57550-172		9/30/2011	Convenience	100	No	No		
CARVALHO MARY J	31675-292		8/2/2000		324,000	No	No		
	12013-256		6/11/1971		32,500	No	No		N

USER DEFINED

Prior Id # 1:	98511
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/5/2001	619	Add Bath	10,000	C				ADD 1/2 BATH-REMOD

ACTIVITY INFORMATION

Date	Result	By	Name
6/27/2018	MEAS&NOTICE	HS	Hanne S
12/30/2008	Measured	336	PATRIOT
12/18/2000	MLS	MM	Mary M
1/31/2000	Inspected	276	PATRIOT
11/17/1999	Measured	268	PATRIOT
7/14/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4329		Sq. Ft.	Site		0	70.	1.27	8									384,909						384,900	

Total AC/HA: 0.09938 | Total SF/SM: 4329 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 384,909 | Spl Credit | Total: 384,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.32394099
Const Adj.:	0.98500049
Adj $ / SQ:	163.010
Other Features:	92750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	393817
Depreciation:	73250
Depreciated Total:	320567

COMMENTS

FOR SALE, 710-0182,.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1			HB	1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

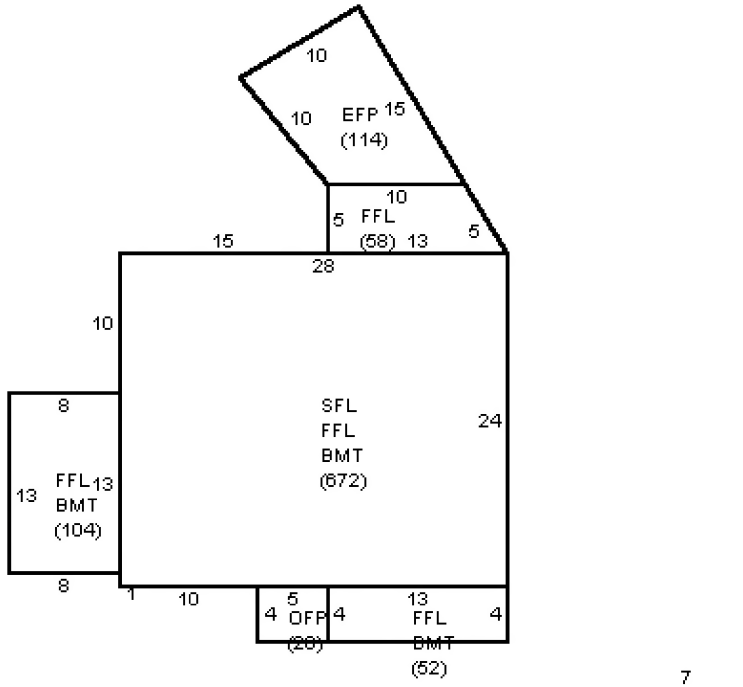
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	163.01
Special Features:	0	Val/Su Net:	127.22
Final Total:	320600	Val/Su SzAd	205.78

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	886	163.010	144,427
BMT	Basement	828	48.900	40,492
SFL	Second Floor	672	163.010	109,543
EFP	Enclos Porch	114	50.340	5,739
OFP	Open Porch	20	43.340	867
	Net Sketched Area:	2,520	Total:	301,068
Size Ad	1558	Gross Are	2520	FinArea 1558

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

149.0-0007-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	